

# TOWN OF LOS ALTOS HILLS

## PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, DECEMBER 8, 2005 at 7:00 p.m.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills [www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)**

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### ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

#### 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

#### 2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

#### 3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-three (23) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

- 3.1 LANDS OF MALAVALLI, 27500 La Vida Real (131-05-ZP-SD-GD); A request for a Site Development Permit for a 17,389 square foot two-story new residence with a 5,752 square foot basement and a new driveway, a 1,024 square foot detached accessory building, and an 867 square foot detached garden pavilion (maximum structure height 27 feet). Parcel size: 8 acres including 3.54 acres in conservation/open space easements (staff-Leslie Hopper).

- 3.2 LANDS OF PERRELL, 26300 Silent Hills Lane (165-05-ZP); A request for an exception to Section 10-1.507(c)(5) of the Municipal Code for a six foot (6') tall brown vinyl coated chain link fence along the Silent Hills Lane frontage. The Code requires four and a half feet (4.5') tall as the maximum height permitted. The request for the exception is pursuant to Section 10-1.507(d) (staff-Brian Froelich).
- 3.3 LANDS OF PERRELL, 26411 Eshner Court (166-05-ZP); A request for an exception to Section 10-1.507(c)(6) of the Municipal Code for a six foot (6') tall brown vinyl coated chain link fence along the boundary of an existing Conservation Easement. The Code requires openings for free passage of wildlife and split-rail type fence. The request for the exception is pursuant to Section 10-1.507(d) (staff-Brian Froelich).
- 3.4 PREZONING OF UNINCORPORATED SAN ANTONIO HILLS AREA: Prezoning of approximately 82 unincorporated parcels (19.99 acres) east of the Town of Los Altos Hills and south of the City of Los Altos, generally between Magdalena Avenue and Eastbrook Avenue including Spalding Avenue, Par Avenue, Winding Way, Putter Avenue, and Putter Way. The proposed Town of Los Altos Hills zoning designation, Residential-Agricultural, would have no effect unless these lands were annexed to the Town. No such annexation is proposed as a part of this project. No physical changes are proposed as a part of this prezoning application (staff-Debbie Pedro).
- 3.5 ORDINANCE AMENDMENTS TO THE TOWN'S ZONING CODE WITH REGARD TO FENCES (Section 10-1.507. Fences, Walls, Gates, and Columns. Changes include a requirement for neighbor notification and a public hearing for certain types of fences; standards for fences along the perimeter of wildlife corridors; and a requirement that fences that replace existing nonconforming fences must comply with the new ordinance standards (staff-Leslie Hopper).
4. OLD BUSINESS-none
5. NEW BUSINESS
  - 5.1 Change to Planning Commission meeting dates: 1<sup>st</sup> (and 3<sup>rd</sup> when necessary) Thursday of the month beginning January 2006.
  - 5.2 Highly Visible Lots (staff-Leslie Hopper)
6. REPORT FROM THE CITY COUNCIL MEETING
  - 6.1 Planning Commission Representative for October 20<sup>th</sup> -Commissioner Carey
  - 6.2 Planning Commission Representative for November 3<sup>rd</sup> -Commissioner Kerns
  - 6.3 Planning Commission Representative for November 17<sup>th</sup> -Commissioner Collins
  - 6.4 Planning Commission Representative for December 1<sup>st</sup> -Commissioner Cottrell

7. APPROVAL OF MINUTES

7.1 Approval of October 13, 2005 minutes

8. REPORT FROM FAST TRACK MEETING-NOVEMBER 22 & 29, 2005

8.1 LANDS OF DIVATIA, 27101 Byrne Park Lane (139-03-ZP-SD); CEQA Status: exempt 15301 (e). A request for a Site Development Permit for a 1,705 square-foot addition to the existing 4,270 square foot single family residence. The proposal includes modification of the existing driveway and the garage (maximum height 18 feet) (staff-Brian Froelich).

8.2 LANDS OF KIM, 13686 Page Mill Road (129-05-ZP-SD-GD); A request for a Site Development Permit for a 5,999 square foot two-story new residence with a 2,686 square foot basement (maximum height 27 feet) and a 677 square foot swimming pool (staff-Debbie Pedro).

8.3 LANDS OF NIE, 13070 S. Alta Lane (85-05-ZP-SD-GD); A request for a Site Development Permit for a 456 square-foot first and second story addition, major remodel, and 472 square foot attached secondary dwelling unit (maximum height 24 feet) (staff-Debbie Pedro).

9. REPORT FROM SITE DEVELOPMENT MEETING-NOVEMBER 8 & DECEMBER 6, 2005

9.1 LANDS OF KITA, 24931 Oneonta Drive (168-05-ZP-SD); A request for a Site Development Permit for a landscape screening plan (staff-Brian Froelich).

9.2 LANDS OF DAUGHTERS OF CHARITY, 26000 Altamont Road (152-05-ZP-SD); A request for a Site Development Permit for a 1,166 square foot addition (maximum height 17 feet) (staff-Debbie Pedro).

9.3 LANDS OF OSKOUY, 24143 Hillview Drive (77-03-ZP-SD); A request for a Site Development Permit for a 1,000 square foot pool and a 3,129 square foot deck area and a Permit Modification of the previously approved Site Development Permit #229-00 for a new two-story residence to increase the size of the basement and grading quantities.

10. ADJOURNMENT